

2024

STATE FILING - 1 COPY  
COUNTY FILING - 3 COPIES

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REORDER FROM  
**Register, Inc.**  
314 PIERCE ST.  
P.O. BOX 219  
ANOKA, MN. 55303  
(612) 421-1713



UCC-01

State of Mississippi UCC-1 069PG0601  
Financing Statement

Book & Page:

Filed with:

1. Debtors (Last Name first for individuals)

Mrs. Winner's, L.P.							
Last Name	First Name	Middle Name		Last Name	First Name	Middle Name	
6045 Barfield Road				Mailing Address			
Atlanta		GA	30328				
City	State	City Cd	ZIP	City	State	City Cd	ZIP
58-1845372				Tax ID/SSN			
<input type="checkbox"/> Transmitting Utility							

2. Secured Party (Last Name first for individuals)

FFCA Acquisition Corporation							
Business Name				Business Name			
17207 North Perimeter Drive				Mailing Address			
Scottsdale		AZ	85255				
City	State	City Cd	ZIP	City	State	City Cd	ZIP
86-0765661				Tax ID/SSN			
Tax ID/SSN							

4. This financing statement covers the following types (or items) of property:

See Schedule I attached

RECEIVED & FILED  
W. E. DAVIS  
CLERK  
DEC 30 4 45 PM '98  
317-12-98  
DESOTO COUNTY  
HERNANDO, MISS

FFCA No. 8000-7971  
Desoto County filing

5. Check if this statement is filed without the Debtor's signature to perfect a security interest in collateral

- ☐ already subject to a security interest in another jurisdiction when it was brought into this state or when Debtor's location was changed to this state
- ☐ which is proceeds if the security interest in the original collateral was perfected
- ☐ acquired after a change of name, identity, or corporate structure of the Debtor
- ☐ where the original filing has lapsed
- ☐ if lien to secure payment of royalty proceeds (effective 1 year)

Please file in Real Estate records.

6. Check if covered: ☐ Products of Collateral

7. Number of additional sheets attached: ☐

Mrs. Winner's, L.P.  
By: Winner's Corporation  
By: P. G. Skinner  
Signature of Debtor  
MRS. WINNER'S, L.P.

Signature of Secured Party  
FFCA ACQUISITION CORPORATION

BY: Robert S. Stallings, V.P. - Asst. Secy

BY: Signature of Secured Party  
(Required only when filed without Debtor Signature)

When recorded return to:  
LandAmerica Financial Group, Inc.  
ATTN: MLG Escrow No. 981487.6  
3636 North Central Ave., Ste 350  
Phoenix, AZ 85012

BK 1069PG0602

#### SCHEDULE I

This UCC-1 Financing Statement is being filed to perfect a security interest in all personal property, appliances, furniture and equipment of Debtor now or hereafter located on or at the Premises (as defined below), which security interest was granted by Debtor to Secured Party pursuant to that certain Lease dated December 30, 1998 (the "Lease") between Secured Party, as landlord, and Debtor, as tenant, in which Secured Party leases to Debtor the real property described on the attached Exhibit A, together with all buildings, improvements and fixtures now or hereafter located thereon (collectively, the "Premises").

This UCC-1 Financing Statement is also being filed for informational purposes to provide constructive notice that (i) the Lease is a "true lease" and (ii) Secured Party owns fee simple absolute title to the Premises.

This UCC-1 is also being filed to perfect a security interest in all of Debtor's right, title and interest in the following:

1. Standard Form of Agreement Between Owner and General Contractor dated as of \_\_\_\_\_, 1998 between Debtor and \_\_\_\_\_ and all amendments and modifications thereto; and
2. All plans, specifications, drawings, permits, licenses, agreements, approvals and consents now or hereafter relating to Debtor's construction of a Mrs. Winner's restaurant at the Premises.

9/12

BK 1069PG0603

EXHIBIT "A"

Lot 1, Interstate Commons Subdivision situated in Section 36, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 64, Page 48 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

And further described as part of the Dwight Scarborough property recorded in Book 297, Page 584 and being located in the Northwest Quarter of the Northwest Quarter of Section 36, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi.

Beginning at a found 1/2" rebar with plastic cap in the south line of Goodman Road (Hwy No. 302) (120' ROW), said point being in the east line of said property recorded in Book 297, Page 584 and being in the west line of the Thakor Makanji Patel property recorded in Book 300, Page 341; thence south 00°04'03" West along the east line of said property recorded in Book 297, Page 584 and along the west line of said property recorded in Book 300, Page 341, 188.00 feet to a set 1/2" rebar with plastic cap in the east line of said property recorded in Book 297, Page 584 and being in the west line of said property recorded in Book 300, Page 341; thence south 89°48'00" West across said property recorded in Book 297, Page 584, 175.94 feet to a set 1/2" rebar with plastic cap; thence North 00°04'03" east across said property recorded in Book 297, Page 584, 188.00 feet to a set 1/2" rebar with plastic cap in the south line of said Goodman Road; thence North 89°48'00" East along the south line of said Goodman Road, 175.94 feet to the point of beginning and containing 33,077 square feet or 0.759 acres of land.

Together with a Non-Buildable Ingress/Egress Easement located in the Northwest Quarter of the Northwest Quarter of Section 36, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi, more particularly described as follows:

Commencing at a point being the Northwest corner of Section 36; thence South a distance of 63 feet, more or less, to the South ROW of Goodman Road (Hwy No. 302); thence East along said ROW a distance of 52.7 feet, more or less, to a point being the Northwest corner of the proposed Interstate Commons Subdivision and also being the Northwest corner of the Dwight Scarborough property recorded in Book 297, Page 584; thence North 89°48'00" East along the South ROW of Goodman Road (Hwy No. 302), a distance of 10.00 feet to the Point of Beginning; thence North 89°48'00" East along the South ROW of Goodman Road (Hwy No. 302), a distance of 40.00 feet; thence South 00°04'03" West along the West lines of Lots 1, 2, and 3 of the Interstate Commons Subdivision, a distance of 504.13 feet; thence South 89°48'00" West, a distance of 40.00 feet; thence North 00°04'03" East, a distance of 504.13 feet to the Point of Beginning, containing 20,165 square feet.